

Minutes – October 7, 2011 (v2)

Lunenburg Open Space Ad Hoc Committee

Location: Ritter Memorial Building, 906 Massachusetts Ave.

Time: 9:00 AM

Present: Richard Brockelman, Janice Carrier, Sharon Jordan, Brandon Kibbe, Marion Benson (PB Director)

OLD Business:

1. Sharon is working the the assessors to put the maps online, and in the meantime has developed expertise with the new Town Parcel Mapping capabilities. The links for the Cowdrey map, the MA Recreational Trail Grant program, and the Nashua River Watershed Association have been added to the Conservation web page.
2. It appears that public access to Massapoag Pond is not viable.
3. Woodruff property status remains unclear.

Discussions:

1. Lake Shirley Access:
 - a. Per Brandon: Lake Shirley is an enhanced Great Pond; DEP has authority over the water, the town owns the dam and flow rights. If the state has access, the public must use that access way. If there is no access provided, the public has the right to cross private land. Parmenter St. provides access which could take eliminate public access across private land. **The MA DFW/OFBA has assessed the Parmenter St. access.** This would be for car-top boating access (that is, canoes and the like; those also no not carry weed seeds and plants; milleflore is already there). The neighbor to the **west** has encroached on the town property. **Other neighbors are also using the property.** Lake Shirley residents who take their boats elsewhere should be careful to clean them before putting the boats in the water. If the town is interested in Parmenter St. access, F&G would be interested also, and would pay for it. The Open Space plan clearly identifies the need for access to town water bodies; we should consider presenting this to the BOS.
 - i. ACTION ITEM: M. Benson to write letter to F&G that we would like F&G to present to the BOS. The Town Manager has already been informed.
2. Womble Property: Rob briefed us on the presentation to Nancy Womble and her son Curtis on Oct 4. They were very happy to hear of their land protection options, and asked for detail in writing. ACTION ITEM: Sharon and Brandon will prepare and provide this to them, including a thank-you card for their time. A conservation restriction bought by the town was of particular interest, as it would protect public access, keep the property on the tax rolls, and secure right of 1st refusal.
 - a. We should consider a similar approach to Sondra Lane (Doyle), and perhaps mention the reserved life estate option. Jim Lavesseur is a neighbor of Brandon's and hunts her property.
 - b. We should also be looking at land which abuts current conservation properties, and prioritizing parcels per our strategic plan. Those parcels would provide the best value.
 - c. What is the % of conservation land in our town compared to others? ACTION ITEM: Sharon to research; we believe it is low in comparison. Homes in towns with significant proactive conservation approach show values that appreciate faster, particularly abutting properties.
3. Right to Farm bylaw: Rich briefed us on RTF bylaw templates; many local towns already have such bylaws. ACTION ITEM: Rich to explore the need/opportunity for an Agricultural Committee

to advise and develop interest in the RTF bylaw, and will contact local farmers to talk to us. If we decide to move forward, it would be brought to the Planning Board.

4. Open Space plan ACTION ITEM: Jan to send Sharon an electronic version of the maps and text, and I will get the plan posted. Jan to provide hard copies to OS members.
5. Chapter 61 details will be on the next agenda. ACTION ITEM: Sharon to find and bring materials.
6. Maplewood and Highfield Village (in proximity to each other and additional Saliba property) on Northfield Rd. Brandon reviewed Mr. Benevento's options with him. ACTION ITEM: Brandon will discuss with the Conservation Commission (tentatively scheduled for 11/2).
 - a. ACTION ITEM: Marion to provide the development project plan to the OS members. The project will be subject to the cluster zoning bylaw. Planning Boards and Conservation Commissions are prohibited from requiring open space tradeoffs but are permitted to present the town's priorities, as also may the OS committee. Developers may make offers in light of that information. ACTION ITEM: Sharon to research (see attached).